

CITY OF BEVERLY
SITE PLAN REVIEW APPLICATION, or
MODIFICATION OF SITE PLAN REVIEW APPLICATION
(please type or print clearly)

September 23, 20 19
(date)

_____, 20____
(date received)

Name of owner (please print): Harts Hill, LLC

Address of owner: c/o Glovsky & Glovsky LLC, 8 Washington St., Beverly, MA 01915

Telephone number (H): _____ (W): (978) 720-3122

Name of applicant (please print): same as above

Address of applicant: _____

Telephone number (H): _____ (W): _____

Address of property: 107 Dodge Street

Assessors' Map #: 67 lot#: 94 zoning district: R-10

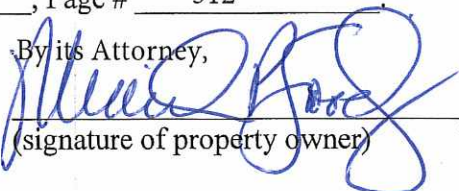
Total Area of Land: 22,970 +/-

Description of project: Redevelopment of existing commercial property to 5-unit residential condominium project, as allowed by ZBA variance decision. Please see attached Addendum for additional information.

The deed for this property is recorded in Essex South

Registry of Deeds, Book # 37266, Page # 312

By its Attorney,


(signature of property owner)

(signature of applicant if not owner)

** See attached copy of zoning ordinance for plan and filing requirements and procedure** Also, please file an electronic copy (PDF preferred) of all material by application deadline.

CITY OF BEVERLY PLANNING BOARD
SPECIAL PERMIT APPLICATION FORM, or
MODIFICATION OF SPECIAL PERMIT APPLICATION
(please type or print clearly)

Date: September 23, 2019

Received by: _____

1. Name & Mailing address of petitioner: Harts Hill, LLC, c/o Glovsky & Glovsky LLC,
8 Washington Street, Beverly, MA 01915

2. Name & Mailing address of property owner: (same as above)

3. Petitioner's telephone number: (978) 720-3122 Fax number: (978) 720-3181

4. Property owner's telephone number: _____ Fax number: _____

5. Street address of subject property: 107 Dodge Street
Assessors Map/Lot Numbers: Map 67, Lot 94

6. If petitioner is the owner, state date of acquisition and the name of the person from whom title was acquired: January 9, 2019; prior owner was Natale J. Lauranzano

7. If petitioner is not the owner, state interest or status of petitioner in land: _____

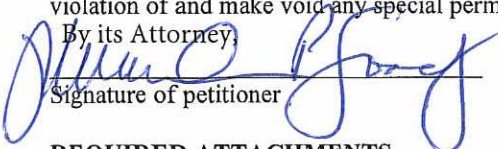
8. Specific provision(s) of the zoning ordinance involved in this application: Sections 300-59(D) and 300-64(B)(i) of the Zoning Ordinance.

9. State the use for which permission is being sought: Special permit to allow parking lot aisle width of 20 feet where 24 feet is required - please see attached addendum for additional information.

10. Is the property which is the subject of this application contiguous to other land held in common ownership? No

The successors agree for themselves, their successors in title, and assigns to comply continuously with such conditions, limitations, and safeguards as may be specified by the Planning Board and that failure to so comply or failure to use said lot or building (if any) for the purpose above specified shall constitute a violation of and make void any special permit issued pursuant hereto.

By its Attorney,


Signature of petitioner

Signature of property owner

REQUIRED ATTACHMENTS

- Copy of current property deed
- Evidence of petitioner's right to file application if applicable (e.g. purchase and sale agreement, signed and notarized statement from property owner)
- Copy of most current record plan
- Twelve (12) copies of plan(s) drawn in accordance with the Board's requirements for said plans, and ten (10) additional copies of plans, size 11" x 17"
- \$400.00 filing fee (cash or check made payable to the City of Beverly)
- List of names and addresses of parties in interest as defined by M.G.L. Chapter 40A, Section 9
- Submit an electronic copy (PDF preferred) of all material by application deadline

Requested Approvals

These applications seek the following approvals from the Planning Board:

- (i) Site Plan Approval under Section 300-98A of the Zoning Ordinance (more than two (2) townhouses on a lot); and
- (ii) Special Permit under Section 300-59(D) of the Zoning Ordinance to authorize 20 foot wide driveway aisle width where 24 feet is required.

Existing Conditions and Use

107 Dodge Street consists of an approximately 22,970 square foot lot improved with an existing two-story commercial building. The lot presently has two curb cuts on Route 1A and a substantial portion of the lot is paved for parking and driveway purposes. The lot is improved with an historic first period house, known as the Benjamin Creesy House.

In 1967, the Zoning Board of Appeals granted a use variance to allow the historic structure to be used for commercial office purposes (specifically, a real estate office and dentist) even though the property is in a residential zoning district. Prior to the applicant's purchase in January 2019, the building was occupied by an insurance agency.

Condominium Project

The applicant intends to convert the commercial use back to residential by redeveloping the property as a 5-unit condominium. The applicant has already received approval from the Zoning Board of Appeals for the proposed use. A copy of the ZBA Decision is attached as **Exhibit A**.

The condominium project will consist of four detached buildings and related site improvements as follows:

- The existing home (Building A) will be relocated to the front of the lot to be consistent with other residential properties along this section of Route 1A; the main house will be preserved, renovated and converted back to a single-family dwelling containing 3 bedrooms (Unit 1);
- Two new townhomes (Buildings B and C) are proposed, each containing two 3-bedroom units; Units 3 and 4 in Building C will each contain an attached one-car garage;
- A detached 3-car garage building will be located in the rear of the lot, providing one garage parking space for each of Units 1-2-3;

- Site improvements will include the consolidation of the two curb cuts into one center driveway; additional surface area parking to provide 2 designated parking spaces per unit, plus 4 guest parking spaces; and shared stormwater treatment and drainage facilities to serve the project.

Special Permit Request for Reduced Driveway Width

The applicant is seeking a special permit to allow a 20-foot wide center driveway for 2-way traffic instead of the 24-foot wide driveway required under Section 300-64(B)(i) of the Zoning Ordinance. Though this relief is not essential to the project, the applicant prefers this design, as it is more in keeping with the residential character of the new project and will result in less impervious area on the developed site. The preliminary project review meeting revealed no concerns with the narrower driveway.

The request for the driveway width complies with the general conditions for the issuance of a special permit contained in Section 300-91(B) of the Zoning Ordinance, as follows:

- (1) That the specific site is an appropriate location for the proposed use, and that the character of adjoining uses will not be adversely affected.***

The proposed residential development is more in keeping with the residential zoning district than the pre-existing commercial use. Neighbors who were consulted early in the design process greatly preferred a multi-family residential use to the continued commercial use of the building. The site is conveniently located within walking distance to the North Beverly commuter rail station and provides an opportunity for convenient, affordable, transit-oriented home-ownership.

- (2) That no factual evidence is found that property values in the district will be adversely affected by such use.***

The applicant anticipates that property values of nearby residential uses will increase once this under-utilized site is re-developed to residential use.

- (3) That no undue traffic and no nuisance or unreasonable hazard will result.***

The traffic generated by the proposed residential use is anticipated to be approximately 47 daily trips per weekday, compared to the 40 daily trips generated by the small commercial office use that currently exists. Compared to the base line weekday traffic volume on Dodge Street of approximately 20,080 vehicles this increase represents no material change in the current traffic activity.

(4) That adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.

Parking will be provided on-site to serve both residents (2 parking spaces per unit) and guests (up to 4 visitor spaces).

All applicable fire and safety codes will be observed in the construction of the project, and there will be ample access for public safety and emergency vehicles. The site is presently served by municipal water and sewer, natural gas, cable, electricity and telephone service.

Stormwater management will be addressed in accordance with the Stormwater Management Report prepared by Morin-Cameron Group, Inc. dated September 23, 2019, submitted with this application. The storm water treatment and drainage facilities will be maintained by the Condominium Trustees. The Condominium Documents will incorporate all conditions for stormwater operations and maintenance, which will be binding upon the Condominium Trustees. See **Exhibit B** for proposed provisions of the Condominium Documents to address this requirement.

(5) That there are no valid objections from abutting property owners based on demonstrable fact.

The applicant worked diligently during the ZBA approvals process to address neighbors' concerns regarding the project, including reducing the proposed number of units from 7 to 5 and also re-positioning buildings on the lot to minimize impacts on the closest abutter at 103 Dodge Street. The applicant will address any additional concerns from abutting property owners during the public hearing and present supplemental findings as may be needed.

(6) That adequate and appropriate City services are or will be available for the proposed use.

The preliminary project review for this project did not reveal any deficiencies in City services available for the building. The applicant will endeavor to address concerns that are raised during the Site Plan Review process and present supplemental findings as may be needed.

Based on the foregoing, and such other information to be presented during the public hearing, the applicant respectfully requests the granting of the special permit request contained in this application.

Exhibit A



CITY of BEVERLY
ZONING BOARD OF APPEALS

Mailing Address: 191 Cabot Street

Office Address: 8 Dane Street

Beverly, Massachusetts 01915

Phone (978) 921-6025

Fax (978) 921-8580

CITY OF BEVERLY
FILED AND RECORDED
2019 AUG -5 A 11: 18

Mayor

Michael P. Cahill

Chair

Joel Margolis

Administrative Assistant

Leanna Harris

**Decision on Amendment to Variance
and new Variance**

**Requested by Glovsky & Glovsky o/b/o
Harts Hill LLC
107 Dodge Street**

A public meeting of the Zoning Board of Appeals (the "Board") was held on July 24, 2019 at 7:00 p.m. at Beverly City Hall, 191 Cabot Street, Beverly, Massachusetts. The Agenda included a petition for a request for an **Amendment** to a **Variance** to amend the terms of an existing use **Variance** granted in 1967 to allow change in use from a commercial office building to a multi-family project including a restored historic home and three new duplex buildings, for a total of seven units, and to allow a new **Variance** from Section 300-76B (3) to allow an expansion in the area and volume of the existing structures by more than 100%. The property is located at 107 Dodge Street in the R10 zoning district. After the filing of the petition, the plans were revised resulting in a request for a total of five units, adding two duplex buildings rather than three.

The public meeting was called to order by Chairperson, Joel Margolis. The following members of the Board were also present: Jim Levasseur, Pamela Gougian, David Battistelli and alternate member Margaret O'Brien.

Miranda Gooding, Esq. (Glovsky & Glovsky) addressed the Board and stated the application is for an amendment to an existing Variance. It's a unique property with a unique historic home that will be saved in this project. The property is currently being used commercially and this project will convert it back to a residential use.

Thad Siemasko, (Siemasko & Verbridge) provided an overview of the revised plans. The project has been reduced to five condo units including the house.

Mr. Margolis stated visually the house from the front would look better if it was the same height as the antique house and put the taller house in the back. Mr. Architect stated there are different house heights along the street. Ms. Gougian and Mr. Levasseur agreed with Mr. Margolis. Mr. Levasseur stated he understands that they are trying to sell units but he doesn't think the garage not being next to the unit is a good idea.

Atty. Gooding stated the lot has more than double the frontage of many of the other single family lots up and down the street including the two across the street.

Mr. Margolis asked if they consulted with the historic commission and Atty. Gooding stated they haven't had the opportunity given the historic commission's meeting dates.

Atty. Gooding asked if the Board would vote on this conditioned upon the reversing of the buildings. Mr. Margolis agreed.

A Motion was made by Mr. Levasseur to close the public hearing. Mr. Battistelli seconded the Motion. The Motion carried 4-0 (Margolis, Gougian, Battistelli, Levasseur).

May 22, 2019

Stefano Basso recused himself.

Miranda Gooding, Esq. (Glovsky & Glovsky) addressed the Board and stated Harts Hill LLC is requesting to amend an existing Use variance that was granted in 1967. The property is an existing small, 2,500 sq. ft. professional office building located in the R10 zoning district. The property is unique. It's a historic home built in 1727 and has been determined to be historically significant by the Beverly Historic Commission. The existing home was converted to commercial use and moved to its current location in the 1940s. The historic nature of the home was the basis for the Use variance granted in 1967. The owners asked the Board to convert it from single family use. The Use was expanded in 1985 when the commercial use when a breezeway and garage were converted to residential use. Most recently it was an insurance agency. It has a long history of being used as a commercial space.

The original concept was to renovate and use it as a bank along the lines of an Institution for Savings Bank. The one recently renovated in Hamilton has a very residential look.

Atty. Gooding stated they met with abutters in late March at the property where they reviewed the plans and they found neighbors were reluctant to see a bank in that location. At that meeting it was discussed whether or not this property wouldn't be better used residentially. This proposal allows them to preserve the historic nature of the house and add six residential units. They are aware this will increase the density and they are willing to discuss this with the Board. This proposal will allow the historic home to be saved.

Atty. Gooding stated the team has made a concerted effort to make neighbors aware of the proposal and of the change prior to tonight's meeting. This Use, if approved by the Board, will also be reviewed by the Conservation Commission and it will also require Site Plan review by the Planning Board.

Thad Siemasko, (Siemasko & Verbridge) addressed the Board and reviewed the plans for the proposed project.

Wayne Garry, 97 Dodge Street addressed the Board and stated not many people attended the meeting and there are a dozen of people who did not receive notice of this hearing. Mr. Garry

stated the applicant is trying to stuff seven condos in a small area and they are going to be so high that when he looks out his window all he is going to see is building, which is unfair. Mr. Garry stated he believes they should not have as many units and not be built as high. There are wetlands in the back and there is constant flooding. Mr. Garry stated there's going to be 14 cars for seven units, all with one-car garages, where is everyone going to park, this is a highway. Jason Garry, 103 Dodge Street addressed the Board and stated they did meet with the neighbors and go over the plans about the bank and then they heard there were plans for condos. Mr. Garry stated his concern is the scale and how many units and if it was reduced, he would be in favor. Right now when he looks outside he sees trees but that will change. Mr. Garry stated it doesn't seem like a good fit for the neighborhood.

Mr. Battistelli asked Mr. Garry if he thinks it should be continued so more neighbors can be present and Mr. Garry stated it wouldn't be a bad idea.

Don Martin, 27 Berrywood Lane stated over all he is in support of the project, his only concern is the size of the proposed development. It has a lot of benefits over what has been there in prior years. Switching it back to residential use is a good thing for the neighborhood.

Ms. O'Brien read a letter into record dated 5/21/2019 from Tom Collins, 100 Dodge Street, in opposition of the application.

Atty. Gooding stated she spoke with the Building Department today and confirmed that legal notice was sent to all abutters. Atty. Gooding explained why Mr. Garry is not officially an abutter and lack of noticing should not be a basis for continuance.

Atty. Gooding did request a continuance based on feedback heard tonight.

Wayne Garry stated this is the second time living on Dodge Street that he did not get notice from the City based on not meeting the requirements for an abutter even though he feels he is within the 300'.

Mr. Margolis stated this home has historic significance and he does not agree with picking it up and moving it around and adding a cluster of units around it. The proposed units are too big and there are too many. Mr. Margolis stated he is not prepared to vote on this until he hears from the Historic Commission regarding moving the home and building around it.

Mr. Andrews agreed that the density is too high for this location.

Ms. Gougian asked how much of the historic integrity inside the house is retained. Mr. Siemasko stated the frame itself is there but they did rebuild two chimneys. There does need to be structural reinforcement. Mr. Battistelli stated the structure of the house is worth saving.

Ms. Gougian asked if there will be more asphalt going onto the site and Mr. Siemasko stated they are reducing it. The wetlands are not on the property, the 100' wetlands buffer is about 35' into the property.

Mr. Margolis stated he absolutely wants to hear from the Conservation Commission.

Atty. Gooding stated, for clarification, what they are asking from the Zoning Board is for relief for the Use. They have to start here before they can go before the Conservation Commission and Planning. Mr. Margolis stated they need to see what they are voting on. Atty. Gooding agreed and stated they are requesting a continuance.

A Motion was made to Mr. Levasseur to GRANT the request to continue to the June 26, 2019 meeting. Mr. Andrews seconded the Motion. The Motion carried 5-0 (Margolis, Gougian, Levasseur, Battistelli, Andrews).

June 26, 2019

Miranda Gooding, Esq. (Glovsky & Glovsky) addressed the Board on behalf of the applicant and requested a continuance to the July 24, 2019 meeting due to lack of voting members present for this application.

A Motion was made by Ms. O'Brien to continue the application at 107 Dodge Street to the July 24, 2019 meeting. Mr. Battistelli seconded the Motion. The Motion carried 5-0 (Margolis, Caldwell, Gougian, Battistelli, O'Brien).

July 24, 2019

Based on the presentations made by the petitioner the Board finds that: (1) there are special circumstances that are peculiar to the shape of the Parcel but not affecting generally the zoning district in which it is located; (2) that the request is the minimum one that could be granted and still allows the petitioner a reasonable use; and (3) that based upon the above mentioned factors, allowing the project would not result in a material, detrimental impact in the neighborhood or be inconsistent with the intent of the bylaw.

Following the questioning and discussion, and adopting the facts and findings as stated in the revised petition, Mr. Battistelli moved to GRANT a **Variance** at 107 Dodge Street to amend the terms of the existing Use variance granted in 1967 to change the Use from commercial to a multi-family Use which includes a restored historic home and four other units, provided that new two-unit building located on the front left of the site (i.e. Building B) is restricted to a maximum height of 27', and subject to substantial compliance with the revised plans submitted except that the locations for Building B and C shall be switched. And, further, to GRANT a new **Variance** from Section 300-76B (3) to allow an expansion in the area and volume of the existing structure by more than 100%. Mr. Levasseur seconded the Motion. The Motion carried 4-0 (Margolis, Gougian, Battistelli, Levasseur)

This approval is also subject to substantial compliance with the drawings labeled
(1) Proposed Site Plan dated 4/18/2019, Scale: 1"=10' drawn by The Morin-Cameron Group, Inc.;
(2) Parking Calculation dated 4/18/2019, Scale: 1"=10' drawn by The Morin-Cameron Group, Inc.;

- (3) Building Plans – Level 2 Floor Plan (Building A), Scale: 1/8" = 1', drawn by SV Design, LLC;
- (4) Building Plans – Level 1 Floor Plan (Building A), Scale: 1/8" = 1', drawn by SV Design, LLC;
- (5) Building Plans – Level 1 Floor Plan (Building B), Scale: 1/8" = 1', drawn by SV Design, LLC;
- (6) Building Plans – Level 3 Floor Plan (Building B), Scale: 1/8" = 1', drawn by SV Design, LLC;
- (7) Building Plans – Level 2 Floor Plan (Building B), Scale: 1/8" = 1', drawn by SV Design, LLC;
- (8) Exterior Elevations (Building A): South, East, North and West elevations – Scale: 1/8" = 1', drawn by SV Design, LLC;
- (9) Exterior Elevations (Building B): South, East, North and West elevations – Scale: 1/8" = 1', drawn by SV Design, LLC;
- (10) Exterior Elevations (Building C): South Elevation – Scale: 1/8" = 1', drawn by SV Design, LLC;
- (11) Garage Plan and Elevations: East, South and North elevations of Garage Building: 1/8"=1', drawn by SV Design, LLC;
- (12) Level 1 Floor Plan – Building B 1/8" = 1', drawn by SV Design, LLC and attached hereto and incorporated herein by reference.

Appeals from the Board's decision on this petition may be filed in accordance with the provisions of M.G.L. Chapter 40A, Section 17, within twenty (20) days of filing of this decision with the City Clerk. This decision shall not be valid unless recorded at the Essex County Registry of Deeds in Salem, Massachusetts after the twenty-day appeal period has passed without an appeal being filed.

Respectfully,



Joel Margolis, Chairperson
Zoning Board

JM/lh

EXHIBIT B

Proposed Condominium Provisions regarding Drainage/O&M Plan

CONDOMINIUM RULES AND REGULATIONS

(1) Disclosure of Inspection and Maintenance Responsibilities

Inspection & Maintenance of Stormwater Drainage Facilities

As set forth in the Master Deed, the Condominium Trust is responsible for the periodic inspection and maintenance of the inspecting and maintaining underground storm water infiltration fields and related drainage facilities serving the Condominium, all in accordance with the Operation and Long Term Maintenance Plan dated _____, 2019, prepared by The Morin Cameron Group, Inc., the terms and provisions of which are incorporated herein by this reference. A copy of the O&M Plan shall remain on file with the Condominium Trust at all times.

CONDOMINIUM MASTER DEED

(1) Drainage System Defined as part of Common Areas and Facilities

“6. Description of the Common Areas and Facilities. The “Common Areas and Facilities” of the Condominium shall mean and consist of the entire Property, including the Land and all parts of the Buildings and improvements thereon other than the Units and, include without limitation, the following:

..... (g) The storm water drainage system serving the Condominium (the “Drainage System”). “**Drainage System**” shall mean and include the catch basins, storm water drainage structures, pipes pumps, drywell and appurtenances required for storm water management for the Condominium. The Declarant shall have the right at any time and from time to time to change the location of any portion of the **Drainage System**, and shall have an easement to go in, upon, over and under all parts of the Condominium (including but not limited to the Units and any areas designated for the exclusive use of Owners of certain Units) in order to fulfill their responsibilities with respect to the operation, use, maintenance, repair and replacement of the **Drainage System** in accordance with the provisions of the approved Operations and Maintenance Plan for the Project (the “O&M Plan”) on file with the City of Beverly Planning Board and Conservation Commission. Until the Transition Date the Declarant, and thereafter the Trustees, shall operate and maintain the **Drainage System** in accordance with the O&M Plan and the Rules and Regulations for the Condominium.”

CONDOMINIUM TRUST:

(1) **Condominium Trustees to have power and responsibility for maintaining Drainage System:**

“Section 5.1. Powers and Duties of Trustees. The Trustees shall, subject to all provisions of applicable laws, the Master Deed and this Declaration of Trust, including these Bylaws, have the absolute right to control, manage and dispose of the Property (excluding the Units) and the absolute right to control, manage and dispose of the Trust Property as if they were the absolute owners thereof. The powers and duties of the Trustees shall include, but shall not be limited to, the following:

A. Operating, caring for, maintaining, managing, repairing and replacing the Common Areas and Facilities of the Condominium or any part thereof. The Unit Owners shall have the affirmative duty to maintain the Common Areas and Facilities, as set forth in Section 6 of the Master Deed, and the Declarant shall not be liable for any loss or injury sustained through the failure of any Unit Owner or the association of Unit Owners created herein to properly care for any of the Common Areas and Facilities, including without limitation maintaining and repairing the **Drainage System** described in the Master Deed, together with all driveways and parking areas.”

(2) **Condominium Trustees to include costs associated with Drainage System as part of common area expenses:**

“Section 5.22. Water, Gas, Electricity, and Drainage Charges. Water, gas and electricity shall be supplied directly to each Unit through separate meters and/or billings, and each Unit Owner shall be required to pay the bills for electricity consumed or used in his/her/its Unit. To the extent not allowed by separate metering, electricity, water, and gas serving the Common Areas and Facilities and/or Limited Common Areas, along with all costs associated with the maintenance, repair and inspection of the **Drainage System**, shall be included in the determination of the Common Expenses and charged to the Unit Owners in proportion to their respective Percentage Interest in Common Areas and Facilities.”



SO.ESSEX #307 Bk:37266 Pg:312
01/09/2019 04:10 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/09/2019 04:10 PM
ID: 1275912 Doc# 20190109003070
Fee: \$1,596.00 Cons: \$350,000.00

DEED

I, **Natale L. Lauranzano**, a single man, of Beverly, Essex County, Massachusetts for consideration of THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) paid grant to **Harts Hill LLC**, a Massachusetts limited liability company with a principal place of business at 500 Cummings Center, Suite 1550, Beverly, MA 01915

with quitclaim covenants

The land in Beverly, Essex County, with the buildings thereon situated on 107 Dodge Street, bounded and described as follows:

NORTHEASTERLY	by said Dodge Street, 164 feet to land now or formerly of Lufkin, thence turning and running along the stone wall by said land now or formerly of Lufkin;
SOUTHEASTERLY	171 feet, more or less, to a stone wall corner at land now or formerly of White, thence turning and running
SOUTHWESTERLY	along a stone wall by said land now or formerly of White, 144 feet, to a stone wall corner, thence turning and running
NORTHWESTERLY	by a stone wall by land now or formerly of said Trask, about 128 feet, to the point of beginning.

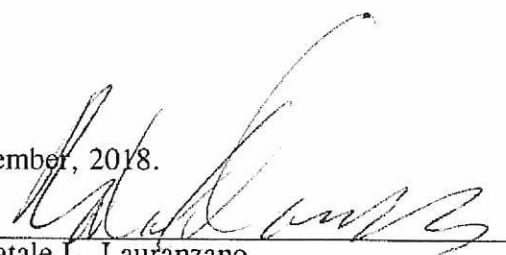
I, Natale L. Lauranzano, hereby irrevocably release and terminate any and all homestead rights under the Massachusetts Declaration of Homestead Act which I may have in the premises, however acquired, and certify that there are no other person(s) entitled to the benefit of such homestead rights.

Excepting therefrom those portions of the above-described premises described in takings recorded with Essex South District Registry of Deeds in Book 14446, Page 169 and in Book 20263, Page 214, to the extent applicable.

For title see Deed recorded herewith.

Re: 107 Dodge Street, Beverly, MA 01915

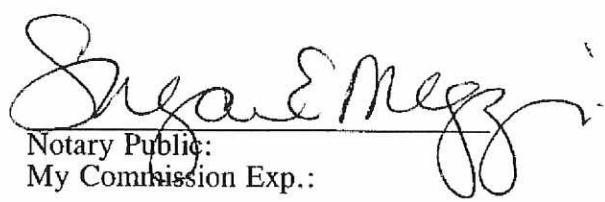
Witness my hand and seal this 21st day of December, 2018.


Natale L. Lauranzano

Commonwealth of Massachusetts

Essex, ss:

On this 21st day of December, 2018, before me, the undersigned notary public, personally appeared Natale L. Lauranzano, proved to me through satisfactory evidence of identification, which was a Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

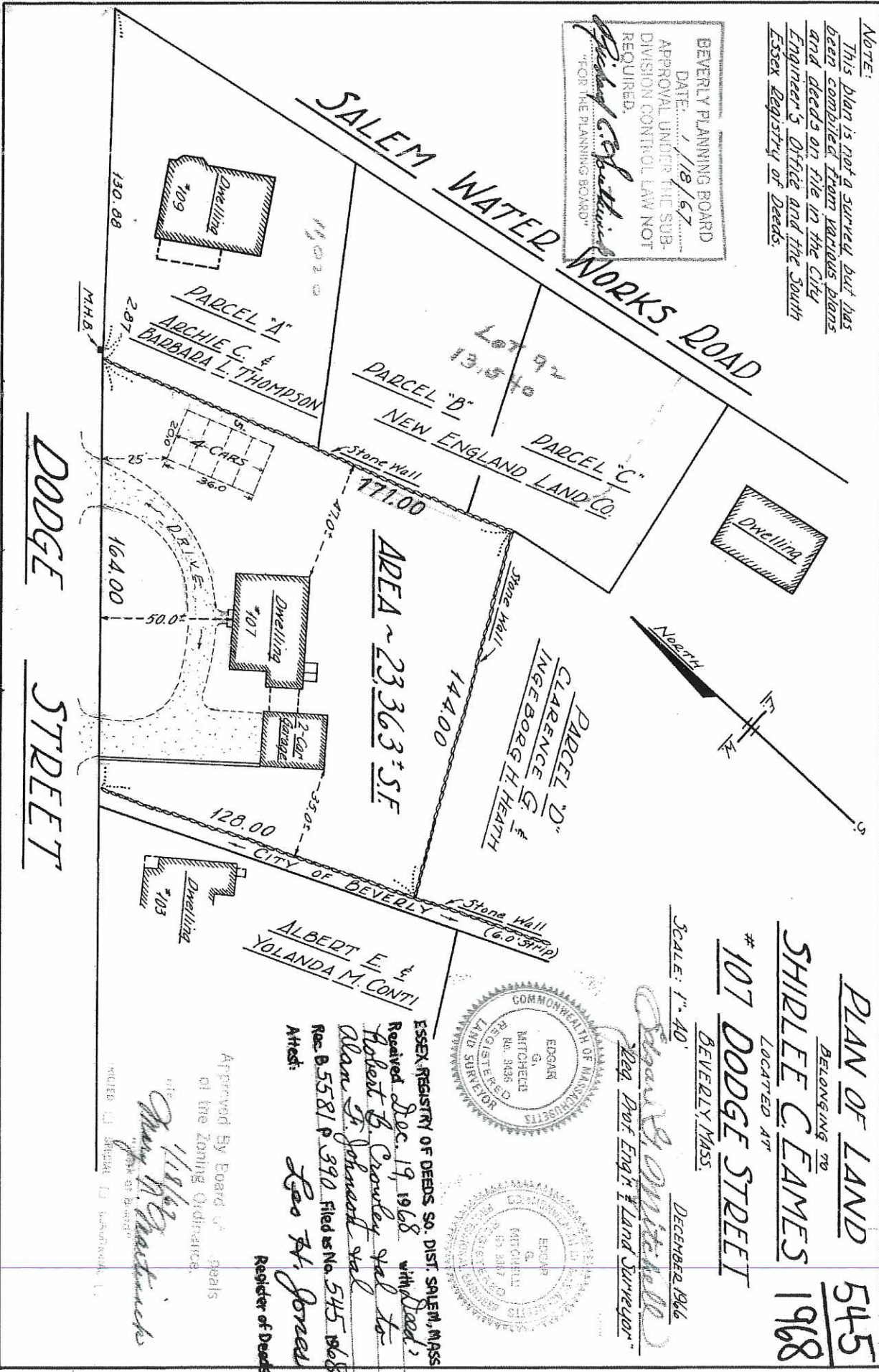

Notary Public:
My Commission Exp.:



NOTE:

This plan is not a survey but has been compiled from various plans and deeds on file in the City Engineer's Office and the South Essex Registry of Deeds.

BEVERLY PLANNING BOARD
DATE: 1/18/67
APPROVAL UNDER THE SUB-DIVISION CONTROL LAW NOT REQUIRED.
Richard C. Sullivan
"FOR THE PLANNING BOARD"



PLAN OF LAND

545

BELONGING TO

SHIRLEE C. EAMES

1968

LOCATED AT

107 DODGE STREET

BEVERLY, MASS.

SCALE: 1" = 40'

DECEMBER 1966

Shirllee C. Eames
"Reg. Prof. Eng'r. & Land Surveyor"



ALBERT E. & YOLANDA M. CONTI

ESSEX REGISTRY OF DEEDS SO. DIST. SALEM, MASS.
Received Dec. 19, 1968 with Deed;
Robert B. Crowley yel to Alan B. Johnson yel
Rec. B. 5581 P. 390 Filed as No. 545 1968.
Attest: *Geo W. Jones*
Register of Deeds

Approved By Board of Zoning Ordinance.

Shirllee C. Eames
"Reg. Prof. Eng'r. & Land Surveyor"

100 DODGE ST 67-75
LUC: 101

COLLINS THOMAS E JR
COLLINS DEBRA STEARNS
100 DODGE ST
BEVERLY, MA 01915

6 ARLINGTON AVE 67-76
LUC: 101

WELCH GREGORY
REMARE CASSANDRA
6 ARLINGTON AVE
BEVERLY, MA 01915

8 ARLINGTON AVE 67-77
LUC: 101

NGAU JONATHAN W
DOIRON-NGAU SHARON E
8 ARLINGTON AVE
BEVERLY, MA 01915

7 ARLINGTON AVE 67-81
LUC: 101

SCIALDONE JAMIE A
7 ARLINGTON AVE
BEVERLY, MA 01915

104 DODGE ST 67-82
LUC: 101

LEBOW ALAN
LEBOW JANICE
104 DODGE ST
BEVERLY, MA 01915

106 DODGE ST 67-83
LUC: 101

MCNEIL BRIAN D
MCNEIL MARY ELLEN
106 DODGE ST
BEVERLY, MA 01915

4 PURITAN RD 67-84
LUC: 101

WILSON MEGAN E
4 PURITAN RD
BEVERLY, MA 01915

6 TOZER RD 67-86
LUC: 112

BEVERLY COMMONS ASSOCIATES LLC
ATTN ACCOUNTING DEPARTMENT
100 GRANDVIEW RD #207
BRAintree, MA 02184

TOZER RD 67-90
LUC: 112

BEVERLY COMMONS ASSOCIATES LLC
ATTN ACCOUNTING DEPARTMENT
100 GRANDVIEW RD #207
BRAintree, MA 02184

7 TOZER RD 67-91
LUC: 340

7 TOZER ROAD LLC
7 TOZER ROAD
BEVERLY, MA 01915

5 TOZER RD 67-92
LUC: 337

FRASCA REALTY TRUST
FRASCA PETER M ETAL TR
109 DODGE ST
BEVERLY, MA 01915

109 DODGE ST 67-93
LUC: 031

FRASCA REALTY TRUST
FRASCA PETER M ETAL TR
109 DODGE ST
BEVERLY, MA 01915

107 DODGE ST 67-94
LUC: 340

HARTS HILL LLC
500 CUMMINGS CTR SUITE 1550
BEVERLY, MA 01915

DODGE ST 67-95
LUC: 930

CITY OF BEVERLY
191 CABOT ST
BEVERLY, MA 01915

103 DODGE ST 67-96
LUC: 101

GARRY JASON
GARRY SUSAN M
103 DODGE ST
BEVERLY, MA 01915

101 DODGE ST 67-97
LUC: 101

PITTMAN ROBERT T
ROGERS ALEXANDRA S
101 DODGE ST
BEVERLY, MA 01915

113 DODGE ST 80-143
LUC: 105

ASH DODGE LLC
32 FARLOW RD
NEWTON, MA 02458

8 PURITAN RD 80-32
LUC: 101

FOWLER ERIC E
GOGGIN JENNIFER M
8 PURITAN RD
BEVERLY, MA 01915

7 PURITAN RD 80-50
LUC: 101

FREY BENJAMIN E
FREY EMILY G
7 PURITAN RD
BEVERLY, MA 01915

110 DODGE ST 80-51
LUC: 101

KATHLEEN M HARRAH REVOCABLE TR
HARRAH KATHLEEN M TR
110 DODGE ST
BEVERLY, MA 01915

4 SALEM RD 80-52
LUC: 101

TORKILDSEN ROBERT E
TORKILDSEN KAREN A
4 SALEM RD
BEVERLY, MA 01915

3 SALEM RD 80-55
LUC: 101

PELLETIER CHRISTOPHER
PELLETIER JENNIFER
3 SALEM RD
BEVERLY, MA 01915

7/8/19
Certified Abutters List
J. DeBlasio
Assessors Office
"Special Permit"
107 Dodge St.
Parcel 67-94
(JP)